

SUBLEASE

OFFICE



919 HARRISON ST.



919 HARRISON ST., FORT WAYNE, IN 46802

PROPERTY HIGHLIGHTS

- 1,900 SF includes 6 private offices
- Shared restrooms
- 5-year sublease
- 360 Virtual tour: <http://bit.ly/919SHarrison>

OFFERING SUMMARY

Sublease Rate:	\$14.50 SF/yr (NNN)
Available SF:	1,900 SF
Terms:	5-year sublease
Building Size:	33,000 SF



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BRADLEYCO.COM

Broker Disclosure: A real estate licensee holds a beneficial interest in this property



INTERIOR PHOTOS

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LOCATION INFORMATION

Street Address	919 Harrison St.
City, State, Zip	Fort Wayne, IN 46802
County	Allen County
Township	Wayne
Signal Intersection	Yes
Road Type	Paved

PROPERTY INFORMATION

Property Type	Office
Zoning	Commercial
APN #	02-12-02-457-001.000-074
Corner Property	Yes

BUILDING INFORMATION

Building Class	B
Tenancy	Single
Office Space	33,000 SF
Number of Floors	5
Year Built	1912
Construction Status	Existing
Condition	Good
Roof	Built-up
Number of Buildings	1

PARKING

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Electrical Source	AEP
Gas Source	NIPSCO
Water/Sewer Source	Municipal
Heating Type	Gas Forced Air
A/C Type	Central
Elevators	1 - Passenger
Restrooms	2 - Shared
ADA Accessible	Yes

TRANSPORTATION

Nearest Highway	U.S. 24/W. Jefferson Blvd. - 1 block
Nearest Interstate	I-69 - 5 miles
Fort Wayne International Airport	8 miles

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	13,871	93,916	179,863
Total Households	5,823	36,790	72,827
Average Household Income	\$43,317	\$48,677	\$53,476

TRAFFIC

Harrison St.	3,400 Vehicles Per Day
W. Washington Blvd.	21,000 Vehicles Per Day

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